

Courtesy Of Jill Turgeon Of One Percent Realty

# **\$585,000 - 70 56019 Range Road 230, Rural Sturgeon County**

MLS® #E4428408

**\$585,000**

3 Bedroom, 3.50 Bathroom, 2,121 sqft  
Rural on 1.70 Acres

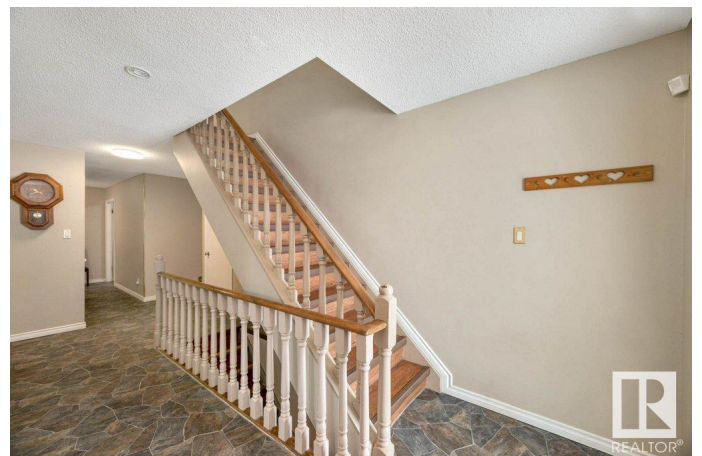
Casa Vista, Rural Sturgeon County, AB

Nestled in the peaceful Casa Vista subdivision, just minutes from Gibbons, this spacious two-story home offers the perfect blend of comfort and nature. Set on 1.7 acres, it backs onto CROWN LAND and is surrounded by trees, offering a private and serene setting with ample room for kids to explore and wildlife to enjoy. Inside, you'll find expansive rooms with hardwood floors, an updated kitchen, formal dining and living areas, plus a cozy family room with a wood-burning fireplace. The main floor also has a laundry room. The home features a large deck with glass railings on the back, offering stunning views of the Crown land and providing an ideal space to entertain. Upstairs, the KING size primary suite has a private deck, a walk-in closet, and a 3-piece ensuite. With two additional spacious bedrooms, a fully finished WALK OUT basement, ample storage, and a large recreation room, this home has everything a growing family needs. Plus, there's plenty of storage space! Don't miss this perfect family retreat!

Built in 1979

## **Essential Information**

MLS® #                    E4428408



Price	\$585,000
Bedrooms	3
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,121
Acres	1.70
Year Built	1979
Type	Rural
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	70 56019 Range Road 230
Area	Rural Sturgeon County
Subdivision	Casa Vista
City	Rural Sturgeon County
County	ALBERTA
Province	AB
Postal Code	T0A 1N2

### Amenities

Features	Deck, Detectors, Smoke, Walkout, Basement, Vacuum System-Roughed-In
Parking Spaces	5

### Interior

Interior Features	ensuite bathroom
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood
Exterior Features	Backs Onto Park/Trees, Low Maintenance Landscape, No Back Lane, No Through Road, Not Fenced, Park/Reserve

Construction Wood  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed April 1st, 2025  
Days on Market 17  
Zoning Zone 60

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Listing information last updated on April 18th, 2025 at 8:47pm MDT